168.0	0008	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	759,700 / 759,700
					USE VALUE:	759,700 / 759,700
					ASSESSED:	759,700 / 759,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
155		CHARLTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NUGENT JANICE C & PETER/ TRS
Owner 2:	JANICE C NUGENT REVOCABLE TR
Owner 3:	PETER NUGENT REVOCABLE TR
Street 1:	155 CHARLTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NUGENT PETER T--ETAL -
Owner 2:	NUGENT JANICE CHERYL -
Street 1:	155 CHARLTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .236 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1948, having primarily Vinyl Exterior and 1613 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10290.000	249,600		510,100	759,700
Total Card	0.236	249,600		510,100	759,700
Total Parcel	0.236	249,600		510,100	759,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 471.04 | /Parcel: 471.04

Legal Description

User Acct 111685

GIS Ref

GIS Ref

Insp Date 08/02/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 168.0-0008-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	249,600	0	10,290.	510,100	759,700		Year end	12/23/2021
2021	101	FV	240,800	0	10,290.	510,100	750,900		Year End Roll	12/10/2020
2020	101	FV	240,900	0	10,290.	510,100	751,000	751,000	Year End Roll	12/18/2019
2019	101	FV	201,100	0	10,290.	510,100	711,200	711,200	Year End Roll	1/3/2019
2018	101	FV	201,100	0	10,290.	429,900	631,000	631,000	Year End Roll	12/20/2017
2017	101	FV	201,100	0	10,290.	393,500	594,600	594,600	Year End Roll	1/3/2017
2016	101	FV	201,100	0	10,290.	335,200	536,300	536,300	Year End	1/4/2016
2015	101	FV	188,100	0	10,290.	291,500	479,600	479,600	Year End Roll	12/11/2014

!13039!

PRINT

Date	Time
12/30/21	16:02:15

LAST REV

Date	Time
12/06/21	15:17:49
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13039

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NUGENT PETER T-	79243-230	1	11/30/2021	Convenience	1	No	No		
	19516-456		12/1/1988		185,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/27/2006	1025	Manual	3,000					basement finish

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2018	MEAS&NOTICE	BS	Barbara S
12/18/2008	Measured	189	PATRIOT
12/20/1999	Meas/Inspect	264	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	111685
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10290		Sq. Ft.	Site		0	70.	0.71	7									510,088						510,100	

Total AC/HA:	0.23623	Total SF/SM:	10290	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	510,088	Spl Credit		Total:	510,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	145.530
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	306642
Depreciation:	57035
Depreciated Total:	249606

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

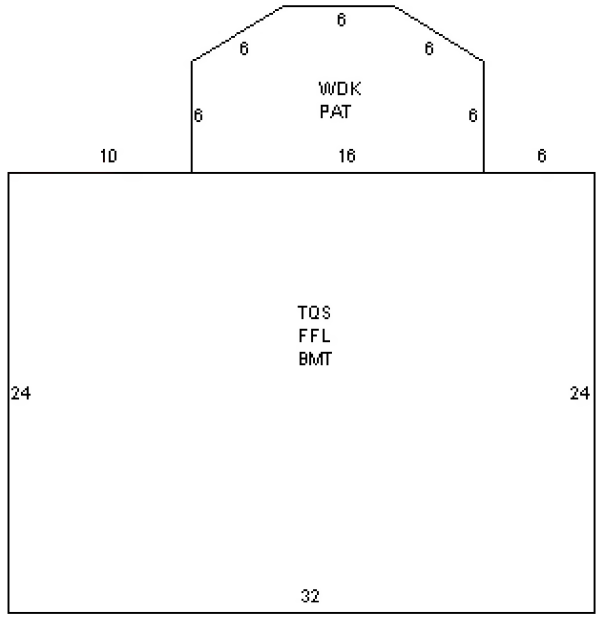
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	145.53
Special Features:	0	Val/Su Net:	105.32
Final Total:	249600	Val/Su SzAd	185.71

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	53.590	41,158
FFL	First Floor	768	145.530	111,767
TQS	3/4 Story	576	145.530	83,825
PAT	Patio	129	5.050	652
WDK	Deck	129	13.480	1,739

Net Sketched Area:	2,370	Total:	239,141
Size Ad	1344	Gross Area	2562	FinArea	1613
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

168.0-0008-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	